

# Urban Center Housing Tax Increment Financing (UCH-TIF) Program Plan & Zone

Selectmen's Meeting  
*January 24, 2017*

Arthur P. Robert  
Director, Community & Economic Development



## AGENDA

- " Introductions & housekeeping
- " Overview & background – UCH-TIF program basics
- " UCH-TIF Plan Elements
  - " UCH-TIF Zone
  - " Objectives
  - " Criteria: Public Benefit – how our Town qualifies
  - " Supporting Data
- " Questions and Answers

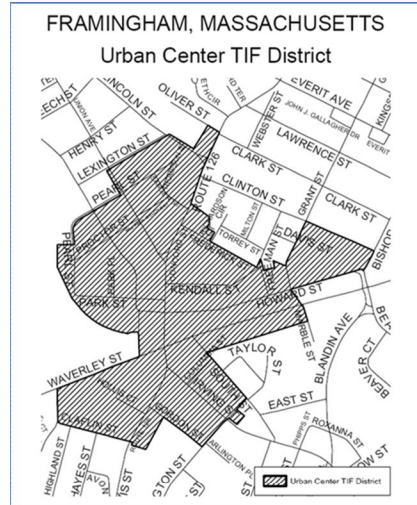
### *Proposed motion:*

Move to accept the Draft UCH-TIF plan and TIF agreements and agree to put them on a Special Town Meeting warrant on February 28, 2017 for Town Meeting consideration.



## OVERVIEW

- “ State created UCH-TIF program, allowing communities to encourage “primarily residential” projects
  - “ Created in M.G.L. c. 40, § 60
- “ Department of Housing & Community Development (DHCD) oversees program
- “ Town created UCH-TIF Plan & Zone in 2005, through a process:
  - “ Public Hearing
  - “ BoS & Town Meeting votes
  - “ DHCD approval

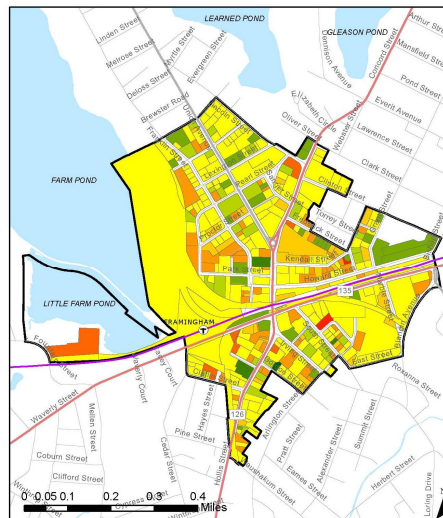


Original UCH-TIF Zone – established in 2007

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## OVERVIEW

- “ New UCH-TIF program rules provide more flexibility to communities
  - “ Reduces affordability requirement
  - “ State waives right of first refusal to purchase affordable units
- “ Town proposing new UCH-TIF Plan & Zone, to match our expanded CB District, for two reasons:
  - “ Allows Town to provide TIF agreements to prospective TOD developers
  - “ Provides Town option to support TOD projects located throughout the expanded CB District
- “ New UCH-TIF Plan & Zone requires public review & approval, including:
  - “ Public hearing – 1/18/17 – done!
  - “ BoS vote – 1/24/17 - tonight
  - “ Special Town Meeting – 2/28/17
  - “ Final DHCD approval

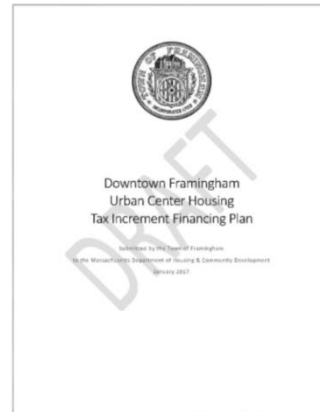


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## UCH-TIF PLAN

### Major Elements Required by DHCD:

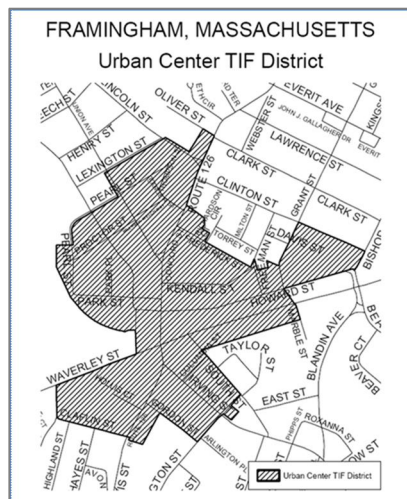
- " Executive Summary
- " Objectives
- " Parcel Descriptions, Coverage & Zoning
- " UCH-TIF Zone
- " Specifications – development & useful life
- " Compliance with zoning
- " Schedule & cost of public construction
- " Affordable housing
- " UCH-TIF agreements



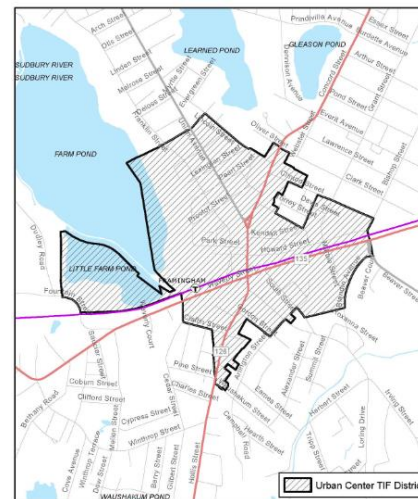
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## UCH-TIF ZONE

Original Zone - 2005



Proposed Zone - 2017



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## OBJECTIVES

- “ Top priority – revitalize & redevelop downtown in accordance with vision & 2015 *TOD Action Plan*
- “ Plan is to encourage:
  - . A mixture of complementary land uses
  - . New multifamily developments
  - . Pedestrian Activity
  - . A diversity of housing types
  - . The strengthening of downtown businesses
  - . Investment in existing buildings
  - . Maintenance of the historic character
  - . Encourage “first mover” projects
  - . Additional tax revenue

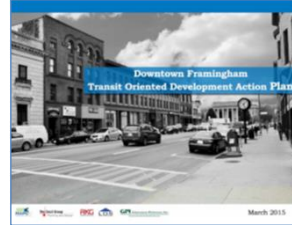


photo credit: Allan Jung, MWDN

“We want to make Downtown Framingham a vibrant, urban, diverse, multi-cultural center that can really be a hub of economic activity in the MetroWest region.”

- Summary Vision Statement for Downtown

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## FINDING OF PUBLIC BENEFIT

- “ Proposed UCH-TIF zone must meet at least one qualifying criteria.
- “ Public Benefit criterion: average household incomes less than 115% median household income for the Boston-Cambridge-Newton MSA

	Boston-Cambridge-Newton MSA	Census Tract 3831.01	Census Tract 3831.02	Census Tract 3832	Census Tract 3833	Census Tract 3834
Mean Household Income (\$)	102,892	49,386	42,369	66,297	65,739	74,280
Median Household Income	75,389	30,778	32,050	60,507	46,090	55,594
Mean as % of MSA Median	N/A	65.5%	56.2%	87.9%	87.2%	98.5%

<sup>1</sup> 2016 Estimates from ESRI Community Analyst for the proposed TIF zone only ([www.communityanalyst.arcgis.com](http://www.communityanalyst.arcgis.com))

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## OTHER CRITERIA

The area is used primarily for commerce

- “ ~45% of the parcels are assessed as commercial property
- “ 34% are residential & 17% tax-exempt
- “ Most residential land in the CB zone is multi-family or two-family, with very few single-family residences.

The area has a high population during regular business hours when compared to nonbusiness hours

- “ Most land in the CB zone is commercial, civic, or institutional
- “ There are a handful of restaurants, many of which struggle to fill seats, with less evening activity

Daytime automobile traffic and parking are higher during business hours than nonbusiness hours

- “ The AM peak is at 7:30am: the PM peak is at 4:30pm
- “ Between peaks, traffic is ~900 – 1,100 veh. per hour
- “ Traffic volume declines to ~500 veh. per hour by 9:00 PM

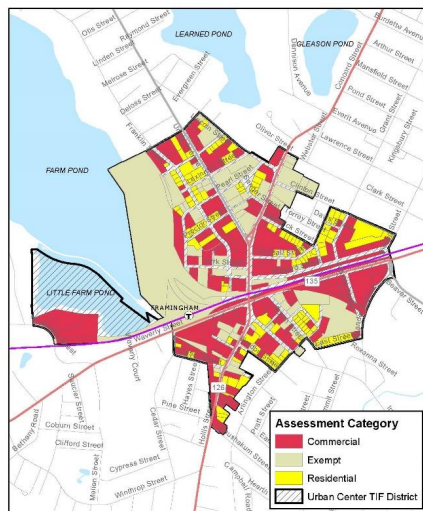
There is a need for multi-unit residential properties in the area

- “ A 2014 housing study found a very strong downtown rental market with ~100% occupancy, & low turnover, along with limited supply of affordable housing in the downtown area.

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## SUPPORTING DATA: PARCELS

Address	Property Owner	Parcel ID	Land Use
3 ARLINGTON ST	WANG, ZHACHEN	135-45-4317	THREE-FAM-RES
15 ARLINGTON ST	CONDEIRO, ESTELA M	135-45-1049	SINGL-FAM-RES
17 ARLINGTON ST	VASQUEZ, VICENTE GUERRA	135-45-0067	TWO-FAM-RES
19 ARLINGTON ST	COMMONWEALTH OF MASSACHUSETTS	135-44-0464	OTHER
7 ARLINGTON ST	NASCIMENTO, RONALDO L & DALVA M	135-45-3372	SINGL-FAM-RES
81 ARLINGTON ST	SCACCA, FRANCESCO G TR	135-44-5795	RES-DEV LAND
15 ARROW ST	GRANT, MARILYN JR & CHRISTINA M	135-44-1616	SINGL-FAM-RES
11 BEECH ST	THOMPSON, JO-ANNE & STEVEN J GILVINO, CO-TRS	120-78-5034	GEN-OFFICE
23 BEECH ST	TWENTY THREE BEECH STREET LLC	120-78-6078	CONDOMINIUM
15 BEECH ST	THE FOX FAMILY LIMITED PARTNERSHIP	120-78-9335	MIXED - COMM/RES
2 BISHOP ST	FRAMINGHAM HONORABLE, LLC	128-06-6723	GEN-OFFICE
4 BISHOP ST	FRAMINGHAM HONORABLE, LLC	128-06-3753	CONDOMINIUM
BISHOP ST	DENNISON MFG CO	128-06-4907	OTHER
15 BLANDIN AVE	METROWEST REGIONAL TRANSIT AUTHORITY	135-45-9640	GASB-AUTH-TR
19 BLANDIN AVE	BEELINE, SALVATORE A	135-45-1482	RETAIL-STORE
9 BLANDIN AVE	BARRIOS, SUZANNA	128-06-6208	RETAIL-STORE
9 BLANDIN AVE	LENETT, RICHARD S TR	128-06-4291	AUTO-REPAIR
6 CEDAR ST	DEPT OF CONSERVATION AND RECREATION	134-75-9209	OCK-SWAMP-EAS
14 CEDAR ST	STYCKCH, WILLIAM J & MARY J	134-75-6296	4-8 UNIT-APT
2 CEDAR ST	ORLANDO, LISA M TRUSTEE	134-75-7331	WAREHOUSE
29 CLAFUN ST	35 CLAFUN, LLC	135-45-0170	AUTO-REPAIR
17 CLAFUN ST	SHAPIRO, SHERY D & ALAN	134-75-9137	CONSTR EQUIP
43 CLAFUN ST	SHAPIRO, SHERY D & ALAN	134-75-9103	4-8 UNIT-APT
5 CLAFUN ST	NGUYEN, THOMPSON	135-45-2026	WAREHOUSE
13 CLAFUN ST	LOPEL, DELO & MERCA	134-75-8154	SINGL-FAM-RES
19 CLAFUN ST	STYCKCH, WILLIAM J & WILLIAM E	134-75-7159	WAREHOUSE
6 CLAFUN ST	SOUTH MIDDLESEX NON-PROFIT HOUSING CORP	135-44-2941	GASB-CHAB-SE
CLAFUN ST	GLEASON S INC OF FRAMINGHAM	135-45-0122	AUTO-REPAIR
101 CLINTON ST	FRAMINGHAM CLINTON, LLC	128-06-3837	OTHER
2 CLINTON ST	ROMAN CATH ARCHBISHOP OF BOSTON	128-07-2661	GASB-REJUG-M
25 CLINTON ST	ROMAN CATH ARCHBISHOP OF BOSTON	128-07-1367	GASB-ED-SEEM
30 CLINTON ST	ROMAN CATH ARCHBISHOP OF BOSTON	128-07-4542	GASB-REJUG-M
35 CLINTON ST	FORDE, DOBBIE B TR	128-07-5456	GASB-REJUG-M
71 CLINTON ST	FORDE, DOBBIE B TR	128-07-8027	4-8 UNIT-APT
77 CLINTON ST	JUSTIMANO, CARLOS EDUARDO ROJAS	128-07-9018	SINGL-FAM-RES
41 CLINTON ST	WANG, ZHACHEN	128-07-9036	SINGL-FAM-RES
11 COLUMBIA ST	FELDMANN TR, WILHELMINE L	135-45-0549	AUTO-REPAIR
15 COLUMBIA ST	DORAY, JOHN V TR	135-45-1634	AUTO-REPAIR
17 COLUMBIA ST	HILL, RICHARD S SUSAN	135-45-0526	4-8 UNIT-APT
110 CONCORD ST	VTT GREENBERG, LLC	128-46-5683	RETAIL-STORE
112 CONCORD ST	VTT GREENBERG, LLC	128-46-5659	COM-DEV LAND
121 CONCORD ST	VTT FRAMINGHAM RENAISSANCE, LLC	128-46-0741	MIXED - COMM/RES
150 CONCORD ST	TOWN OF FRAMINGHAM	128-47-6060	GASB-MWP-SEL
181 CONCORD ST	HANSON, RONALD B WETZLER, DAVID TRS	128-46-9638	WAREHOUSE
183 CONCORD ST	ARON, MARLENE	128-46-9908	RETAIL-STORE
185 CONCORD ST	COHEN D D & GARRICK H TRS	128-47-9164	RETAIL-STORE
188 CONCORD ST	HARDING, GEORGE F	128-46-7136	GEN-OFFICE
19 CONCORD ST	SIDDIQI, AHMED I TR	128-46-8039	RETAIL-STORE
196 CONCORD ST	FRAM MUNICIPAL FED-CRED UNION	128-47-7292	GEN-OFFICE
205 CONCORD ST	ROMAN CATH ARCHBISHOP OF BOSTON	128-07-0266	GASB-REJUG-C



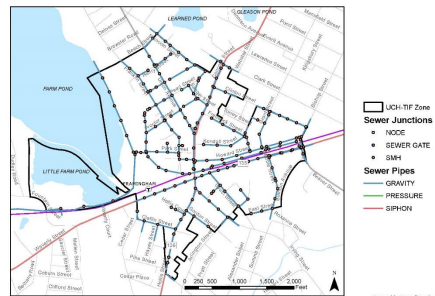
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## OTHER SUPPORTING DATA

- “ Buildings and Conditions
  - . Historic Buildings lack investment
  - . Transportation challenges
  - . Recent public investments
- “ Infrastructure Capacity and Condition
  - . Public Investments
  - . Water & Sewer
  - . Roadways and Walkability
- “ Affordable Housing
  - . Project Descriptions
  - . Affordability
  - . Useful Life
- “ Zoning and Compliance
  - . Intent
  - . Zoning Regulations
  - . Controls



Framingham UCH-TIF Zone  
Sewer Infrastructure

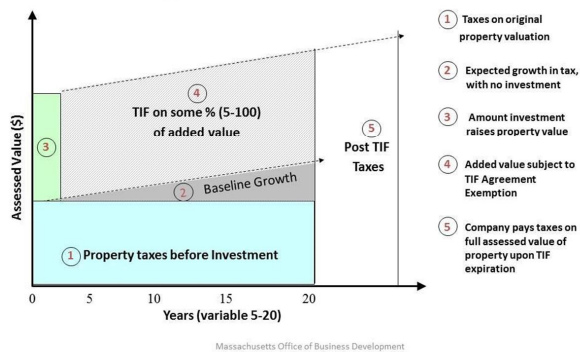


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## INCENTIVISE NEW INVESTMENT

- “ TIF agreements encourage investment by reducing costs and risk
- “ Property owner continues to pay property tax on pre-investment value
- “ During TIF term, Town & developer share investment-driven, incremental property tax revenues
- “ At end of TIF term, Town accrues all incremental property tax revenues
- “ Town has recent, successful experience: TJX Companies & Jack's Abby Brewing

### Tax Increment Financing (TIF) Agreement Mechanics



**TJX**  
THE TJX COMPANIES, INC.

**JACK'S ABBY**  
CRAFT LAGERS

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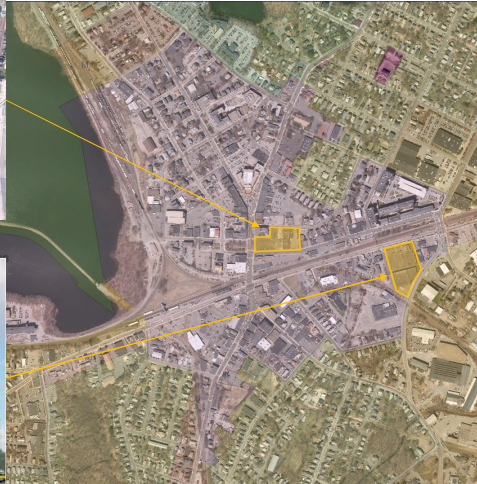
## TWO TOD OPPORTUNITIES



75 Concord Street – Alta Framingham  
Wood Partners

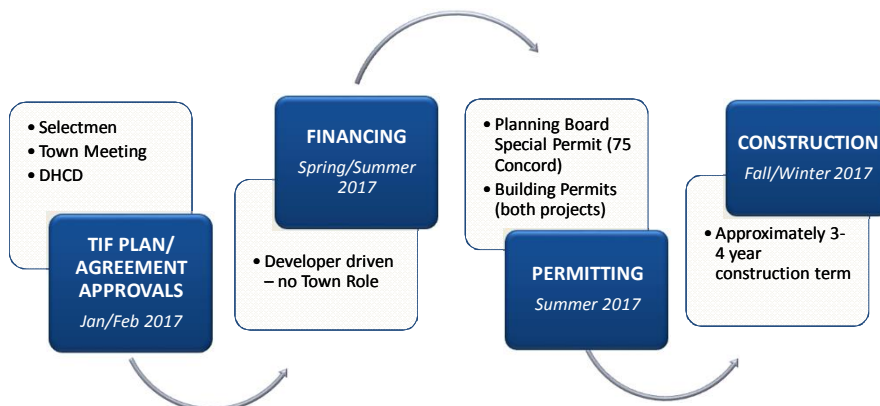


266 Waverly Street – Modera Framingham  
Mill Creek Residential Trust



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## POTENTIAL TIMELINE



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## QUESTIONS?

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